



GRASSROOTS
REALTY GROUP

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26 Shawglen Way SW
Calgary, Alberta

MLS # A2240547



\$569,000

| | | | |
|-----------|--|--------|-------------------|
| Division: | Shawnessy | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,285 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Detached, Heated Garage, Oversized | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

| | | | |
|-------------|--|------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Recessed Lighting, Storage | | |

Inclusions: Window Coverings and Rods, Workbench in Garage, Firewood Shelter, Rain Barrel.

Welcome to this well-maintained 1,285 ft²; 3+1 bedroom home featuring a bright sunken living room with a bay window featuring a floor-to-ceiling brick wood-burning fireplace, perfect for cozy evenings. The renovated kitchen offers ample cabinetry, butcher block counters, a pantry with pull-out shelves, and garden doors that lead to a spacious deck in the fully fenced and landscaped backyard. Upstairs, the primary bedroom features another bay window and convenient cheater access to the updated 4-piece bathroom. Two additional well-sized bedrooms complete the upper level. The fully finished basement provides even more living space with a large family room, a den that would make a great guest room or home office, and a laundry area complete with cabinets, a sink, and plenty of storage. Additional highlights include an oversized, heated double garage, air conditioning (2020), a new garage door (2022), renovated kitchen (2018), triple-pane windows (2022), and a new furnace (2022). This home offers comfort, space, and thoughtful upgrades in a great location—don't miss it!